

Haines Alaska January 7, 1960

Presbyterian National Missions
156 Fifth Avenue
New York 10, N. Y.

Mr. Lucien Tribus

Dear Mr. Tribus:

As you requested in our telephone conversation today I am re-applying for a lease on the 50 feet frontage immediately south and adjoining the southern extremity of the small boat harbor lease between the Mission and the City of Haines.

I had assumed that your letter of March 12, 1959 was a firm commitment on your part, and have gone ahead with my plans on that basis. The only reason that you have not recieved the lease with the provisions you set forth in your letter, for your approval, is that I have been unable to get the survey, with the metes and bounds description that you requested.

I asked Mr. Muncaster to make the survey for me and he said he would, and quoted me a price of \$150.00 for the work. This was before I got your letter of March 12, but I was willing to risk losing the money for the survey, as I wanted to get it done as soon as possible, and I also had the feeling that we could work something out. Mr. Muncaster has never made the survey to my knowledge, although I told him later that I was waiting for it. I now have someone to do the work, but will wait untill I hear from you.

Since recieving your letter of March 12, I have applied for and recieved my permit from the Corps of Engineers, U. S. Army to construct the float in the small boat harbor, secured U. S. Coast Guard approval for the same, and have secured an agreement from the Haines Common Council to put and operate the float in the small boat harbor. I am sending you a copy of the agreement with the City, and would send a copy of the War department permit, but I only have one copy.

I also have my float logs tied up in the harbor, ready to start work when I hear from you. When the pile driver was here installing the floats in the harbor I had them drive the creosote piling for my float, as the cost of having them come here for only my piling would have been prohibitive. I have spent nearly \$2,000.00 on my installation so far, and am quite concerned if there is a question now regarding the lease.

I am quite agreeable with the terms set forth in your letter of March 12, and sincerely hope that you and the members of the Real Estate Committee are still of the same opinion you were then.

I am asking Mr. John Dobler, who I understand is your representative here to write you a letter verifying the things I have told I have done since I recieved your letter of March 12.

I will send you a rough sketch of the layout on the property as that is all I can do untill the survey is made. You should have one that I sent in before.

very truly yours

Kenneth L Searcey

PERMIT TO CONSTRUCT FLOAT

THIS AGREEMENT, made this 9th day of October, 1959,
by and between the CITY OF HAINES, ALASKA, hereafter called the
"City," and KENNETH L. SEARCEY, hereafter called the "Permittee,"
WITNESSETH:

1. Pursuant to a resolution passed by the Haines Common Council at its meeting on August 5, 1958, the City hereby authorizes the Permittee to construct and maintain a T-shaped float immediately south of the boat-harbor area. Said float shall be constructed in accordance with the attached map, which is made a part hereof and expressly incorporated herein by reference.

2. The right herein conferred shall be subject to all applicable city ordinances and regulations, and shall be for a term which is identical with the term of the lease of the City from the Board of National Missions of the Presbyterian Church. It shall also be subject to renewal under the terms of said lease. The float shall be open to the use of the public at such terms and under such conditions as may be set by the City Common Council.

3. The float shall be built and maintained at the sole expense of the Permittee. The Permittee hereby agrees that he will save the City and the Board of National Missions of the Presbyterian Church harmless from any and all claims or causes of actions arising by virtue of the Permittee's construction and operation of said float.

4. The Permittee agrees to obtain all other permits, including the approval of the Corps of Engineers, necessary to the construction and maintenance of said float. The Permittee shall also obtain the approval of said Board of National Missions of the Presbyterian Church for said construction.

5. The Permittee warrants that he will maintain the float in a good, safe condition.

6. This Permit shall not be transferable without the written consent of the City Common Council.

IN WITNESS WHEREOF, we have hereunto placed our hands and seals at Haines, Alaska, on the day and year hereinabove first written.

ATTEST:

/s/ Mary Ann R. Hoyt
City Clerk

CITY OF HAINES, ALASKA

By /s/ Kenneth L. Searcy
Mayor

/s/ Kenneth L. Searcy
Kenneth L. Searcy, Permittee

STATE OF ALASKA,

HAINES RECORDING PRECINCT.

28.

This is to certify that on the 9th day of October, 1939, before me, a Notary Public in and for the State of Alaska, personally appeared Kenneth L. Searcy, known to me, and known to me to be the Mayor of the City of Haines, Alaska; and he acknowledged to me that he has read the foregoing and knows the contents thereof; that, as Mayor of the said City of Haines, he was fully authorized by resolution of the City Council to execute the same; and that he executed the same freely and voluntarily, for the uses and purposes therein stated.

IN WITNESS WHEREOF, I have hereunto placed my hand and official seal at Haines, Alaska, on the day and year in this certificate first written.

/s/ Mary L. Hevel
Notary Public for Alaska. My commission expires:

STATE OF ALASKA,)
 : SS.
HAINES RECORDING PRECINCT.)

This is to certify that on the 9th day of October, 1959, before me, a Notary Public in and for the State of Alaska, personally appeared Kenneth L. Searcey, known to me, and known to me to be the person who executed the foregoing instrument; and he acknowledged to me that he has read the foregoing and knows the contents thereof; and he further acknowledged to me that he executed the same freely and voluntarily, for the uses and purposes therein stated.

IN WITNESS WHEREOF, I have hereunto placed my hand and official seal at Haines, Alaska, on the day and year in this certificate first written.

Mary S. Hever
Notary Public for Alaska. My commission expires:

JAN 12 1960

2/11

Property Att.

January 11, 1960

RE: HAINES, ALASKA
Kenneth L. Searcey Lease

Robert Boochever, Esq.
Faulkner, Banfield & Boochever
P.O. Box 1121
Juneau, Alaska

Dear Bob:

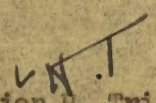
I have read your letter of January 4, 1960 with regard to the above. Mr. Searcey called me on the long distance telephone from Alaska on January 7th. I advised him that because of the lapse of time he would have to write to me and I would have to re-submit his request to the Board. I have two questions which I wish to raise, which naturally are of a confident nature —

1. If we refuse now to enter into a lease with Mr. Searcey, is he in a position to start a suit against the Board?
2. What is the attitude of Bill Wiley?

I advised Mr. Searcey also that a simple sketch of the buildings was not sufficient and that if we were to enter into a lease with him we would have to have actual plans and specifications of the buildings to be constructed. In view of the financial information which your letter contains, I am wondering just when and how he is going to get the money. It seems to me that Mr. Searcey will not make a very desirable tenant from a financial point of view.

Please reply at your earliest possible convenience.

Sincerely yours,


Lucien H. Tribus
Legal Counsel

LHT:D

Mrs. Mayreld Swanson
Director of Christian Education
Presbytery of Alaska
Box 1199 — Juneau

Heidelberg



Miss Katherine Gladfelter
Department of Education and Medicine
475 Riverside Drive
New York 27, N.Y.

JAN 25 1960

Property att.

Hydaburg, Alaska
January 18, 1960

Miss Katherine Gladfelter
475 Riverside Drive
New York, N.Y.

Dear Miss Gladfelter,

You may remember that I am interested in buying a piece of land in Haines. The party from whom I had hoped to buy a tract on which he has improved and secured title is asking more than I care to pay. I am now interested in filing on a piece but before I do so I am wondering if the Board property lying between the highway and Fort Chilkoot is available in two or three acre sections? I will appreciate knowing the prices asked for some of this land if it is for sale.

Genevieve Mayberry and I were glad to use the opportunity given us when the weather kept you in Juneau. We enjoyed our visit with you very much. Genevieve was well when I left her and trying very hard to keep at her writing.

Sincerely yours,

Mayreld Swanson
Mrs. Mayreld Swanson

the PRESBYTERIAN CHURCH in ALASKA

Alaska has proved its value, and statehood is on its way. However, the territory is more than ever today faced with problems of adjustment. Naval petroleum projects and radar stations in the north have introduced some aspects of western civilization to the Eskimos without bringing in counterbalancing attitudes of philosophy. Similarly, the opening of the Alaska Highway brought in people from the outside and with them an awareness of many material improvements in modern living, but basic problems remain unchanged. Living is still high in cost. Economic opportunity is limited, with natural resources inaccessible and with the working season,

in many livelihoods, confined to one season. Privileged monopolists skim the cream, while the ordinary white worker has few rights or privileges, and the Eskimo even less. Too often, frustration finds its outlet in gambling, the use of alcohol, and in prostitution. Presbyterians started the first Protestant work in the territory in 1877. Today, the Church can claim some 120 enterprises, with 125 missionaries and an interracial church membership in the thousands. The work is difficult, and in material ways unrewarding—but it claims its workers. It must go on.

*Summer, 1958

- ☆ Town with one organized church
- ★ Town with two organized churches
- △ Preaching Point
- ⬢ Town with three or more organized churches
- ▲ School or other institution
- ++++ Alaska Railroad
- Alaska Highway and branches
- ✈ U.S. Air services

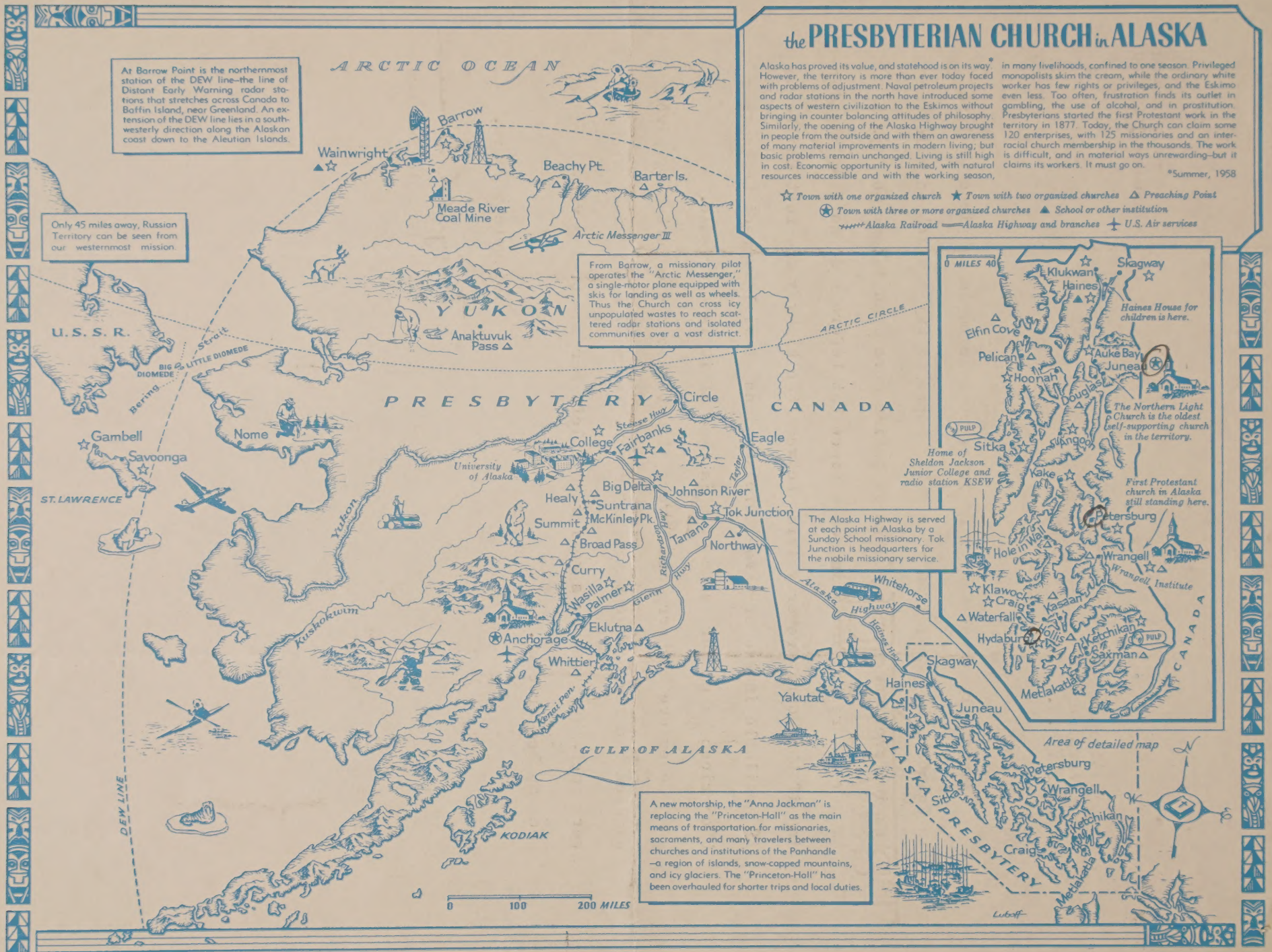
At Barrow Point is the northernmost station of the DEW line—the line of Distant Early Warning radar stations that stretches across Canada to Baffin Island, near Greenland. An extension of the DEW line lies in a south-westerly direction along the Alaskan coast down to the Aleutian Islands.

Only 45 miles away, Russian Territory can be seen from our westernmost mission.

From Barrow, a missionary pilot operates the "Arctic Messenger," a single-motor plane equipped with skis for landing as well as wheels. Thus the Church can cross icy unpopulated wastes to reach scattered radar stations and isolated communities over a vast district.

The Alaska Highway is served at each point in Alaska by a Sunday School missionary. Tok Junction is headquarters for the mobile missionary service.

A new motorship, the "Anna Jackman" is replacing the "Princeton-Hall" as the main means of transportation for missionaries, sacraments, and many travelers between churches and institutions of the Panhandle—a region of islands, snow-capped mountains, and icy glaciers. The "Princeton-Hall" has been overhauled for shorter trips and local duties.



Mr. Searcy

January 19, 1960

Robert Hoochever, Esq.
Faulkner, Banfield & Hoochever
P.O. Box 1121
Juneau, Alaska

Dear Bob:

I have received a letter from Kenneth Searcy together with a permit to construct a float, copies of which I enclose in order that you may have full information. You also have a copy of my letter of March 12, 1959 to Mr. Searcy. However, in view of the fact that the Real Estate Committee has decided to negotiate the lease with Mr. Searcy because we feel that he has acted in good faith, I am now giving you explicit directions as to the preparation of the lease.

First, the lease will be a 10 year lease at a net monthly rental of \$25.00 per month. By the word 'net' is meant that Mr. Searcy will make all interior and exterior repairs, pay any taxes that may accrue, and pay any and all insurance, the Board not to have any expenses of any kind whatsoever.

The lease may contain a provision for a 5 year renewal option on terms to be negotiated at a rental not in excess of \$50.00 per month. The tenant during the period of the tenancy must carry, pay for and file with the Board (a copy in your office) a policy of liability insurance insuring himself and the Board, said policy to have the following limits - \$100/200,000.

The frontage leased is to be 50' and the area concerned will be immediately south and adjoining the southern extremity of the small boat harbor as found and described in the current lease with the City of Juneau, the exact location to be determined by Mr. Munaster (or if he is not available by another surveyor,) and a meter and bounds description is to be fully set forth in the lease, the survey to be made at the tenant's expense. The improvements to be erected shall be in conformity with the sketch which I enclose. In addition I believe that plans and specifications should be filed in your office. Photostatic copies of the sketch and specifications are to be incorporated in the lease and made a part thereof. The lease is to provide that the improvements are to be maintained and kept in good repair by the tenant during the term of the tenancy.

The lease is to provide that the tenant will take no steps to acquire title to the tidelands or in any way interfere with the Board's present ownership. The lease is to have the usual provisions for re-entry and possession by the Board in the event of a default. I suggest 60 days notice in writing, notice to be directed to the last known address of the tenant. The lease is to provide that the building be removed by the tenant at the expiration of the lease or if not removed within a period of 90 days that it is to become the property of the Board or the Board's successors.

The lease must contain a provision that no liquor will be stored, sold, served or distributed on the premises.

I am sending a copy of this letter to Mr. Searcy so that he may con-

Robert Bocchaver, Esq.

January 19, 1960

test you. I would appreciate your preparing the lease and sending same to my office. If we approve of the conditions we will then return it to you for execution by Mr. Seabrook.

Sincerely yours,

Lester W. Triben
Legal Counsel

LWT:D

Enc.

cc: Mr. Kenneth L. Seabrook
Dept. of Education & Medical Work ✓

Jan 21 1960

Miss G. J. G. G. G.

January 19, 1960

RE: HAINES, ALASKA
(Proposed Lease)

Mr. Kenneth L. Searcey
Haines
Alaska

Dear Mr. Searcey:

The Real Estate Committee has authorized me to negotiate a lease with you containing the terms of my letter of March 12, 1959. Accordingly, I enclose a copy of instructions to Mr. Robert Boochever authorizing him to prepare the lease for the Board for your execution. I trust that you will be able to meet the obligations contained in this lease without difficulty.

With kind regards, I am

Sincerely yours,

Lucien H. Tribus
Legal Counsel

LHT:D
Enc.
cc: Dept. of Education & Medical Work

BA
H
Feb 1, 1960

Mrs. Mayreld Swanson
Director of Christian Education
Presbytery of Alaska
Hydaburg, Alaska

My dear Mrs. Swanson:

Yes, indeed I do remember your interest in securing some land in
Haines, and I am sorry to say that the "deal" which you had hoped
for did not come off. *Lee*

At the present time, the Board's property between the highway and
Fort Chilkoot has not been surveyed, and so is not available for
sale. Mr. Muncaster did a fine survey of the area between Main
Street and the cutoff, and a number of lots in this section have
been sold and still others are available. This was the section which
seemed likely to develop most rapidly, and it is for this reason that
we have majored there and have not yet had the balance of the property
surveyed.

I am interested in seeing that you are in Hydaburg at present. I am
sure that you miss that comfortable little apartment in Juneau, and
that you are probably looking forward to returning there when your
field work is over.

Very sincerely yours,

Katharine E. Gladfelter
Secretary, Department of
Educational and Medical Work

KEG:md

February 1, 1960

Mr. Robert Boochever
Faulkner, Banfield, and Boochever
P.O. Box 1121
Juneau, Alaska

Searcy Lease
Haines

Dear Bob:

Let me state that I have no personal opinion at this point as to whether Mr. Searcy should be granted a property lease next to the small boat harbor or not. I do have some facts and some other very strong hearsay that may assist you and Mr. Tribus in making a decision. After Mr. Searcy had assurance of obtaining a lease on the property, he received approval of the city council to extend a float from the leased property to extend into the entrance of the boat harbor. It should be brought out that at that time Mr. Searcy was Mayor of this city, and had a supporting council dominated by bartenders and drinking friends. I cannot point out any particular disadvantage of this float at the present time, although if the matter were brought up to the present council, I have doubts if they would approve the plan of Mr. Searcy. To give an example of what I mean, Mr. Oslund has been strongly criticized for having gas pumps on the ^{since} public street when no other gas station in the town is privileged to do so. However, these gas pumps have been located there for so many years, the city feels morally obligated to let them remain. I can see a similar type situation and problem raising in the future if Mr. Searcy is given a privileged location to place his service float within the public boat harbor. At the same time, a gas and oil service is presently needed for the boats, and perhaps anyone who is interested in providing capital should have all the encouragement possible to install such a facility.

It is a rather well known fact around Haines that the Searcys are already in debt, and it is reported that most of their credit has been cut off. It is also a well known fact around Haines that both Mr. and Mrs. Searcy have been drinking quite heavily. I don't know whether it's a case of the drink causing the problems, or the problems causing the drinking, or whether both problems have together become progressively worse. However, from my knowledge of the Searcys at the present time I have serious doubts if they could finance the installation and meet the demands and obligations of the lease. I hope this will give you some guidance in making your decision.

Very sincerely yours,

William D. Wiley, Director

WDW:ec

CC: KEGladfelter

LTribus

Dictated by Mr. Wiley
signed in his absence.

2/9

BP
H
Mr. Lucien H. Tribus
Katharine E. Gladfelter
Haines, Alaska
(Proposed Boat Harbor Lease)

February 2, 1960

I have reviewed the correspondence with Mr. Searcey since receiving the latest exchange of correspondence of January 19, and will appreciate it if, when the lease is received, you will go over the material with me.

I am not quite sure whether any change in the original proposals has been made, and, in any case, would like to see a sketch if one is available.

KEG:md

INTER-OFFICE CORRESPONDENCE


BOARD OF NATIONAL MISSIONS

2/18

TO Miss Katherine E. Gladfelter
FROM Mr. Lucien H. Tribus
RE: Haines, Alaska
(Proposed Kenneth L. Searcey Lease)

DATE February 4, 1960

As soon as the above lease is received, I will be happy to go over everything with you, or if I am absent from the office Mr. Irvine will do so.


Lucien H. Tribus
Legal Counsel

LHT:D

Proof
H.M.

Mr. L. S. Tribus
Katharine E. Gladfelter
Lease--Port Chilkoot Building February 8, 1960

In view of the Board's action on February 5 relative to Haines House, no further steps should be taken toward the signing of a lease for the Port Chilkoot Building.

If you have had any direct correspondence with Mr. Carl Heinmiller about this please consider the matter closed and let Mr. Wiley work out any temporary arrangements with him.

Katharine E. Gladfelter

KEG:tc

Haines 5 & 104 Shore

HAINES, ALASKA

FEB. 10, 1960

Mr. W. Searcey
Haines, Alaska

Dear Mr. Searcey:

In reply to your letter of January 28, I should be able to have the description of the Board of National Missions property for you within the next few days. Mr. Harding from Felix Tenen's office is due in town today to survey the property.

There are some things that I would like to have in the lease.

That the lease would be negotiable. In other words I might be forced by illness or some other reason to have to leave the area. One of the main reasons being that in case of my death my wife would be able to dispose of it and not lose all that we had put into it. I will have to spend quite a bit in fill material etc to make the lot usable, also the fleet, piling, etc. that will be of no use to anyone without the lot.

I would also like to have a provision in the lease that if the Board of National Missions should decide to sell the property that I would be given the first chance to buy it.

As soon as Mr. Harding has the notes and bounds description prepared I will send it to you.

very truly yours

/s/ Kenneth L. Searcey

Kenneth L. Searcey

FEB 16 1960

February 15, 1960

RE: HAINES, ALASKA

Mr. Carl W. Heinmiller
Port Chilkoot
Alaska

Dear Mr. Heinmiller:

This will acknowledge receipt of your most interesting letter of January 20, 1960. I certainly agree with you one hundred per cent -- the Board would be financially unable to put in sewer, water, roads and sidewalks. I did not realize the dangers in establishing a planning commission but until the new State of Alaska works out the borough program and supplies some reasonable answers for a solution to the many problems which are always inherent in any radical change, we most certainly should go slow.

I hope you are planning to be in New York the latter part of April. I shall be out of my office from March 1st until approximately April 17th. I am going to New Mexico in connection with some Board property and also to Tucson, Arizona. I should very much like to have you stop in at headquarters here and I would like you to have lunch with me and then come home for dinner. I also have not forgotten my promise for a contribution to your Boy Scout organization and this would be a good time to keep it.

Hoping to hear from you in the near future, I am

Sincerely yours,

Lucien W. Tribus
Legal Counsel

LHT:D
cc: Dept. of Education & Medical Work

47c
Mr. Carson
Miss Gladfelter
Haines House, Haines, Alaska

Feb 16 1960
H.H.

Several years ago in 1955 or 1956 when we consulted Mr. Crittenden of Anchorage about the remodeling and renovation of the Haines House buildings, he provided the attached floor plans of the two main buildings showing the lay-out at that time.

Should there be any possibility of selling these buildings, these sketches might be useful so I am turning them over to you for the files of the property office.

Katharine E. Gladfelter

KEG:tc
Att.

HERBERT L. FAULKNER
NORMAN C. BANFIELD
ROBERT BOOCHEVER
FRANK H. DOOGAN

LAW OFFICES OF
FAULKNER, BANFIELD & BOOCHEVER

P. O. BOX 1121
JUNEAU, ALASKA

February 12, 1960

RECEIVED

Mr. William H. Tribus, Legal Counsel
Board of National Missions of the
United Presbyterian Church in
the United States of America
477 Riverside Drive
New York 27, New York

Dear Mr. Tribus:

Enclosed herewith is a self-explanatory copy of a letter from
Mr. Searcy pertaining to his proposed lease.

We assume that you would have no objection to a lease of this
length being assignable, providing that the assignee meets with
the approval of the Board. Possibly a further provision should
be included to the effect that the Board will grant approval unless
there is valid reason pertaining to the character of the assignee
or the nature of his previous business enterprises which would not
be consistent with the Board's general policies.

Kindly advise us as to whether the Board will be willing to give
Mr. Searcy a first option to purchase the property in the event
that the Board decides to sell it. We assume that this would be
an option to purchase it at the most favorable price offered to
any third party and that the option would have to be exercised
within thirty days of notice of such offer to sell to a third
party.

With best regards, I remain.

Sincerely yours,

R. Boochever

RM:FF

Enclosure

Property Info.

FEB 23 1960

Petersburg, Alaska
February 23, 1960

Miss Katherine Gladfelter
475 Riverside Drive
New York, N.Y.

Dear Miss Gladfelter,

Thank you very much for writing me about the Board property in Haines. Shortly after I wrote you, Mr. Ed. Parker wrote me that he will sell his piece of land so, much to my delight, within this year I will have a bit of land with a 10' x 12' cabin on it - the beginning of the house I will build in the future. It is located between the Hartmann's and Elmer Parker's property.

I was shocked and sorry to learn of the decision to close Haines House and am hoping that this is only some temporary action taken until some other plan can be developed. There surely is an even greater need now than in the past years for a children's home owned and operated by our church. I, with the many others, will wait with genuine interest and concern to hear of the Board's new plans for taking care of the needy children of this area.

Sincerely yours,

Mrs. Mayreld Swanson
Mrs. Mayreld Swanson

44
1960
Mr. Lucien M. Tribus
Katharine E. Gladfelter
Property at Haines House
Haines, Alaska

Pag
H H
February 24, 1960
(Dictated 2-19-60)

This is to share with you the notes which I made during my conference a week ago with Mr. Wiley relative to the property at Haines House.

1-- That the portion of the property now earmarked for the church be held for church purposes. This is with the understanding that, should the church wish to request another area, the request would be given consideration.

2-- That you would try to rent the following buildings:

Executive's Cottage
Farmer's Cottage
Stoney Cottage

3-- That a definite time limit would be set in which you would try to find a use for the two main buildings, say a year from the date of closing.

That if the buildings are not sold or rented within that time they will be razed.

4-- That a caretaker will be employed and given housing and a small cash payment for the care of the property.

KEG:md
Dictated by Miss Gladfelter
but signed in her absence

ccs: Mr. Wiley
Mr. Irvine

15 4422
VIA AIRMAIL

February 26, 1960

My dear Mrs. Swanson:

Your letter of February 23 to Miss Gladfelter has arrived while she is on a field trip in the West Indies. She will be pleased to know that you have secured land from Mr. Ed. Parker and that within the year you will have a 10 x 12 cabin on it. When Miss Gladfelter and I were in Alaska in November, we visited Elmer Parker's property, so we know the location of your land and can say that it is very beautiful indeed.

Your letter will be brought to Miss Gladfelter's attention when she returns to the office March 7.

Yours sincerely,

Betty A. Isbister
Assistant Secretary, Department
of Educational and Medical Work

Mrs. Myreld Swanson
Petersburg, Alaska

BAI:to

MAR 15 1960

March 14, 1960

RE: HAINES, ALASKA
(Proposed lease with
Kenneth L. Searcey)

Robert Bocchever, Esq.
Faulkner, Banfield & Bocchever
P.O.Box 1121
Juneau, Alaska

Dear Bob:

As you probably know, Mr. Tribus is presently out of the office on a series of field trips and a short vacation. One of the matters that has come up during his absence is the request of Searcey regarding lease provisions.

I believe the request to "negotiate" or to have an assignable lease is reasonable provided Board approval of the assignee is a prerequisite. The provision to give Searcey first option to purchase is not, in my opinion, a provision which the Board should grant. As a practical matter if the property is to be sold on a parcel by parcel basis and Searcey makes a bid in the highest amount then I would think that the property would be sold to him. On the other hand, this being waterfront property it may be necessary to sell this parcel as part of a larger tract in order to bring about a sale most advantageous to the Board. It seems to me that it is too early for the Board to give any assurance of this type.

As you know, the situation at Haines is far from being settled, but from what I hear I may see you this summer.

Sincerely yours,

William H. Irvine
Legal Department

WHI:D
cc: Dept. of Education & Medical Work

H/C.

4/27

Presume you will record
the terms of this leave
when rec'd.

W. G.

yes
to ~~add~~ record

APR 21 1960

6/6

April 21, 1960

RE: HAINES, ALASKA
(Lease with Kenneth L. Searcey)

Robert Boochever, Esq.
Faulkner, Banfield & Boochever
P.O. Box 1121
Juneau, Alaska

Dear Bob:

This acknowledges receipt of copy of your letter of April 15, 1960 to Mr. Kenneth L. Searcey together with copy of the proposed lease between Mr. Searcey and the Board. This is a fine lease and you can proceed to close the transaction.

With kind regards, I am

Sincerely yours,

Lucien H. Tribus
Legal Counsel

D.
cc: Dept. of Education & Medical Work

MAY 12 1960

Mr. Gladstone
WS
1960
4/

2nd
H H

May 11, 1960

RE: HAINES, ALASKA

Mr. John D. Dobler
Dobler Insurance Agency
P.O. Box 162
Haines, Alaska

Dear Mr. Dobler:

I would appreciate it if you would make some suggestions with regard to the sale or rental of the Mission buildings at Haines. Also, do you think that you could find a reliable tenant for the superintendent's cottage, someone who would act as caretaker as a part of the rent? I am not at liberty to make any final arrangements at the present time but would be glad for your suggestions.

Incidentally, I had the pleasure of having Carl Heinmiller in my home for dinner during his recent visit. We all enjoyed having him, particularly his story about Forrest Young and the grizzly bear.

With kind regards, I am

Sincerely yours,

Lucien H. Tribus
Lucien H. Tribus
Legal Counsel

LHT:D
cc: Dept. of Education & Medical Work ✓

DOGLER INSURANCE AGENCY

JUN. 8 1960

"for your every insurance need"

P.O. BOX 162

PHONE 251

HAINES, ALASKA

Mr. Lucien H. Tribus, Legal Counsel,
to Board of National Missions of the United
Presbyterian Church in the USA,
475 Riverside Drive, New York 27, N. Y.

SUBJECT Farmer's Cottage and Stoney (Sp?)
Cottage.

DATE May 12, 1960.

Dear Mr. Tribus:

Some time ago you wrote to me enquiring if I had any ideas on the disposition of the above two buildings. As I recall, you enquired as to how much ground I felt should be sold with each building. Since the Board seems bound and determined to close Haines House and that despite public opinion here in Alaska and in Washington, despite the interests of the children, and despite the recommendations of the staff and impartial observers, I guess we might as well resign ourselves to the situation and consider the best means for disposing of the buildings in question. To partially answer your enquiry I wonder if something on this order would be feasible. Some time ago I succeeded in putting together a group of interested individuals for the express purpose of buying the 150 odd acres remaining in the Chisel homestead to the North of and overlooking Haines and the harbor/Portage Cove. It's possible that I might be able to do somewhat the same thing with the old main buildings, superintendent's house, farmer's cottage and the land immediately involved, i.e., the ground from the water back to Second Avenue (the extension thereof from Main to the Highway) and between Main St. to the North and the Highway to the South excluding the ground occupied by the church and manse on the North and the Army/Standard Oil/Nelson/Oslund Hardware installation on the South. Of course, it would take me time to promote this and I would have to attract capital out of Juneau, hence it wouldn't be something I could do over night. Notwithstanding, I can't see any other way to realise anything to speak of out of those old buildings (dormitories, cottage and barn, etc.) other than through making them part of a package deal including ground and the Superintendent's dwelling. Please give this some thought, time permitting, and favor me with your views and suggestions. Thank you.

Yours faithfully,

Ed. this.
1/12
Keg

Copy of

May 19, 1960

RE: HAINES, ALASKA
(Farmer's Cottage and Stoney
Cottage)

Mr. John D. Dobler
Dobler Insurance Agency
P.O. Box 162
Haines, Alaska

Dear Mr. Dobler:

This will acknowledge receipt of your letter of May 12, 1960 containing your suggestions for Haines House and properties pertaining thereto. I think your suggestions are well worth considering and when you can put them in concrete form we can take the matter up with the Real Estate Committee. I think probably before so doing it might be well for Mr. William H. Irvine in my office to go to Haines and confer with you. We of course would have to have the farm surveyed and the buildings appraised.

Along these lines, I am wondering if it is not time now to re-value our Main Street properties and other lots in the Mission plat. I have a very definite feeling that current prices are probably a bit too low. As a good Presbyterian and a supporter of our Church, I would appreciate your views.

I am very sorry that Haines House was closed as I had a deep affection for the work and for the people who operated it. However, as you say, the Board has acted and there is really nothing further that you and I can do under the circumstances.

Sincerely yours,

Lucien H. Tribus
Legal Counsel

LHT:D
cc: Dept. of Education & Medical Work

recorded, Cui

Confirmed Copy

LEASE

THIS AGREEMENT made this 27 day of May, 1960, by and between the BOARD OF NATIONAL MISSIONS OF THE UNITED PRESBYTERIAN CHURCH IN THE UNITED STATES OF AMERICA, a corporation, of New York, New York, (herein called the "lessor") and KENNETH L. SEARCEY, of Haines, Alaska, (herein called the "lessee").

WITNESSETH:

That the lessor has agreed to lease to the lessee the following described property located in the City of Haines, Alaska, and more fully described as follows, to-wit:

That certain portion of U. S. Survey No. 735 beginning at Corner No. 1, a point on the meander of U. S. Survey No. 735, from whence Corner No. 1, M. C. of said survey bears North 5 degrees 59 minutes West 603.95 feet distant; thence South 5 degrees 59 minutes East along said meander a distance of 50.00 feet to Corner No. 2; thence North 80 degrees 52 minutes 30 seconds West a distance of 43.58 feet to Corner No. 3, a point on the easterly R.O.W. line of Front Street; thence North 4 degrees 25 minutes West along said R.O.W. line a distance of 49.65 feet to Corner No. 4; thence South 80 degrees 52 minutes 30 seconds East a distance of 42.17 feet to Corner No. 1, the point of beginning, containing in all 2,035.43 square feet, more or less.

as shown on the attached sketch of fraction of U. S. Survey No. 735 of Haines, Alaska, dated February 1960, prepared by Toner and Nordling, Registered Engineers, which sketch is labeled Exhibit "A", on the following terms and conditions.

1. The term of this lease shall be for a period commencing May 1, 1960 and terminating at midnight April 30, 1969, at a monthly rental of \$25.00 per month, to be paid in advance on or before the 1st day of each and every month during the term hereof. Payment of the first month's rental and the last three months' rental shall be made upon execution of this lease and the lessor does hereby acknowledge receipt of the sum of \$100.00 as payment in advance of the first month's rental and the last three months' rental.

2. The lessee does further agree to pay any and all taxes levied and assessed against said property during the life of this lease. Lessee does further agree to pay any and all sales, rents and service taxes which may be levied and assessed against said property and any and all assessments

1 levied against said property by the Federal Government, the State, or any
2 political subdivision during the life of this lease. All rents shall be
3 payable to the lessor at 156 Fifth Avenue, New York 10, New York or such
4 other address as shall be furnished to the lessee by the lessor.

5 K.S. LESSEE AGREES TO CONSTRUCT WITHIN EIGHTEEN MONTHS.

6 3. ~~Lessor agrees promptly to construct~~ a building on the leased
7 property in accordance with the plans and specifications attached hereto as
8 Exhibit "B" and lessor shall also place on or in connection with the leased
9 property those certain improvements shown on the sketch entitled "Proposed
10 Small Boat Float" in Boat harbor, Haines, Alaska, application by Ken
11 Searcey, Haines, Alaska, December 18, 1958, prepared by F. J. Toner, Juneau,
12 Alaska, as indicated on the attached Exhibit "C".

13 4. No alcoholic beverages shall be stored, sold, or distributed on
14 the leased premises or the connecting structures on the tidelands placed
15 there by the lessee.

16 5. The buildings and fixtures described above shall be placed on the
17 leased premises by the lessee at his own cost and expense. Lessee shall also
18 maintain said premises together with the costs of all utilities used in con-
19 nection therewith at his own cost and expense. Said premises shall be main-
20 tained in good sanitary order, condition, and repair and no unsightly debris
21 or other unsightly conditions will be premitted on the premises.

22 6. The lessee agrees to hold the lessor harmless from any and all
23 claims and liability arising out of or in connection with the use of the
24 above described premises by the lessee, his employees, agents, or invitees,
25 regardless of whether such liability is alleged to be due to the negligence
26 of the lessor or otherwise. Lessee further agrees to secure a liability
27 insurance policy in good and reliable insurance companies with limitations
28 of \$100,000 - \$200,000 covering lessee and lessor from any liability in
29 connection with said premises. Copies of such policies shall be lodged with
30 the lessor and shall be maintained in current status at all times by lessee.
31 Copies of all renewals of policies shall likewise be lodged with lessor.

32 7. This lease shall not be assigned by the lessee without prior
written permission by the lessor. Lessor agrees, however, to grant said

1 permission unless lessor has valid objections to the proposed lessee which
2 objections will be furnished to the lessee in writing.

3 8. Lessee shall not make any substantial improvements or alterations
4 to the premises other than those specified above and shown on the attached
5 Exhibits. Any improvements and alterations placed on the premises may be
6 removed at the end of the term hereof demised, but if not removed within 90
7 days of the termination of this lease or any renewal thereof, the same shall
8 become the property of the lessor.

9 9. Lessee, at his own expense, shall comply with all requirements
10 of law and with all ordinances, regulations or orders of any state, municipal
11 or other public authority affecting the demised premises.

12 10. Lessee agrees not to interfere with any preference rights which
13 lessor may have to permits or lease of the tidelands abutting on the leased
14 premises and lessee agrees to take no steps to acquire title to said tide-
15 lands abutting on the leased premises.

16 11. On the last day of the term herein demised or on the sooner
17 termination thereof lessee shall peaceably and quietly leave, surrender, and
18 yield up to lessor all and singular the demised premises clean and in good
19 order and repair provided, however, that lessee may remove any improvements
20 and alterations placed on the said premises within a period of 90 days after
21 the termination of this lease. Upon removal of any improvements and altera-
22 tions the leased premises shall be left in a tidy and orderly fashion without
23 any unfilled excavations or other marring of the land.

24 12. Lessee has agreed by this instrument to lease the said premises
25 after an examination of the same and, except as herein expressly otherwise
26 provided, without any representations on the part of lessors.

27 13. The waiver by lessor of any covenant or condition of this agree-
28 ment shall not be construed as a waiver of any subsequent breach of the same
29 covenant or condition or the waiver of the breach of any other covenant or
30 condition.

31 14. Each of the following shall be deemed a default by the lessee
32 and a breach of this lease: (a) a default in the payment of the rent herein

1 reserved, or any part thereof, for a period of 10 days; and (b) a default
2 in the performance of any other covenant or condition of this lease on the
3 part of lessee to be performed for a period of 60 days after service of
4 notice thereof by lessor on lessee.

5 In the event of any such default of lessee, and at any time there-
6 after, lessor may serve a written notice upon lessee that lessor elect to
7 terminate this lease upon a specified date not less than 60 days after the
8 date of the service of such notice, and this lease shall then expire on the
9 date so specified as if that date had been originally fixed as the expiration
10 date of the term herein demised.

11 15. In the event of any termination of this lease by reason of any
12 default or breach of lessee, lessor shall immediately and without notice or
13 other action become entitled to recover from lessee, and lessee shall pay
14 to lessor, as liquidated damages for such breach, the following:

15 (a) An amount equal to all expenses, if any, including reasonable
16 attorney's fees, incurred by lessor in recovering possession of the demised
17 premises, and all reasonable costs and charges for the care of the said pre-
18 mises while vacant, which shall be due and payable by the lessee to lessor
19 at such time or times as such expenses are incurred by lessor; and

20 (b) An amount equal to the amount of rent reserved under this
21 lease, less the net rent collected by lessor on reletting the premises,
22 which shall be due and payable by lessee to lessor on the several days on
23 which the rent reserved in this lease would have become due and payable.

24 (c) Any rents paid in advance may be applied on the payment for
25 said damages.

26 16. Lessor or his agent shall have the right to inspect the premises
27 at any reasonable time.

28 17. The lessee agrees that the lessor may enter upon the above de-
29 scribed property and if deemed necessary may post notice of non-liability
30 in accordance with the provisions of Section 26-1-4 ACLA 1949.

31 18. If the whole or a substantial part of the demised premises shall
32 be taken for any public or quasi-public use under any statute or by right of

1 eminent domain or by private purchase in lieu thereof, then when possession
2 shall be taken thereunder of the demised premises or any part thereof, the
3 term herein demised and all rights of the lessee hereunder shall immediately
4 cease and terminate and the rent shall be adjusted as of the time of such
5 termination.

6 19. For a valuable consideration, lessor does hereby grant unto the
7 lessee an option to renew this lease upon the same terms and conditions hereof
8 for an additional period of five years at a reasonable rental to be agreed upon
9 between the parties, based on the rental of similar property in the Haines area,
10 which rental for such renewed term shall in no event exceed \$50.00 per month.
11 Written notice of intent to exercise said option shall be delivered to lessor
12 on or before 60 days prior to the termination of this lease.

13 20. Any notice or demand which under the terms of this lease or
14 under any statute must or may be given or made by the parties hereto shall
15 be in writing and shall be given or made by mailing the same by registered
16 or certified mail addressed to the other party at the following addresses:

17 a. Board of National Missions of the
18 United Presbyterian Church in the
19 United States of America
475 Riverside Drive
New York 27, New York

20 b. Mr. Kenneth Searcey
21 Box 153
Haines, Alaska

22 However, either party may designate in writing such new or other address to
23 which such notices or demands shall thereafter be so given or made. Any
24 notice hereunder given by mail shall be deemed delivered when deposited in
25 the U. S. Post Office enclosed in a registered or certified mail, prepaid
26 air mail wrapper, addressed as hereinbefore provided.

27 21. It is hereby understood and agreed that lessor shall have a lien
28 as security of rent for the aforesaid and any charges required to be paid
29 by lessee upon any and all goods, wares, merchandise, licenses, franchises,
30 privileges, and other personal property, buildings and rights which are or
31 may be placed or put in on or about said premises and such lien may be en-
32 forced upon the non-payment of any rent due as aforesaid, or upon the fail-
ure to make any other payment of taxes, assessments, or charges against said

1 property as provided for in this lease by the taking and sale of said goods,
2 wares and merchandise in the same manner of foreclosure of a chattel mortgage
3 on default thereof as so provided by law, and said lessor, his agents, and
4 attorney are hereby specifically given the power of taking and sale of
5 said property as hereinabove specified.

6 22. This instrument contains all of the agreements and conditions made
7 between the parties and may not be modified orally or in any other manner than
8 by an agreement in writing signed by all of the parties hereto or their re-
9 spective successors in interest.

10 23. The covenants, conditions, and agreements contained in this in-
11 strument shall apply to and inure to the benefit of and be binding upon the
12 parties hereto and upon their respective successors in interest.

13 24. Time is of the essence of this agreement.

14 IN WITNESS WHEREOF, this agreement has been executed as of May 1, 1960.

15 BOARD OF NATIONAL MISSIONS OF THE UNITED
16 PRESBYTERIAN CHURCH IN THE UNITED STATES
17 OF AMERICA

18
19 By c/ D. Allan Locke
20 Treasurer

21 LESSOR

22
23 c/ Kenneth L. Searcey
24 Kenneth L. Searcey

25 LESSEE

26 STATE OF ALASKA)
27 HAINES RECORDING DISTRICT) ss

28 THIS CERTIFIES that on this 10th day of May, 1960, be-
29 fore me, the undersigned, a Notary Public in and for the State of Alaska,
30 duly commissioned and sworn, personally appeared KENNETH L. SEARCEY to me
31 known and known to me to be the person described in and who executed the
32 within and foregoing agreement, and he individually acknowledged to me that

FAULKNER, BANFIELD & BOOCHEVER
110 SEWARD ST. P.O. BOX 1121 PHONE JU-62210
JUNEAU, ALASKA

he signed the foregoing agreement freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in this certificate first above written.

Mary S. Hevel
Notary Public for Alaska
My commission expires: Sept. -
Magistrate

STATE OF NEW YORK)
BOROUGH OF MANHATTAN) ss.

THIS CERTIFIES that on the 27 day of May, 1960, before me, the undersigned, a Notary Public in and for the State of New York, duly commissioned and sworn, personally appeared D. Allan Locke, to me known and known to me to be the person who executed the foregoing lease, and also known to me to be the Treasurer of the BOARD OF NATIONAL MISSIONS OF THE UNITED PRESBYTERIAN CHURCH IN THE UNITED STATES OF AMERICA, a corporation, and he acknowledged to me that he holds such office and that he is authorized by the Board of Directors of said corporation to execute the foregoing lease as its free and voluntary act and deed, and that said lease has been executed freely and voluntarily for and on behalf of said corporation for the uses and purposes therein mentioned.

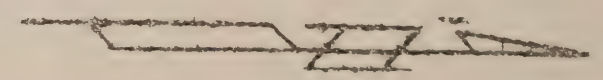
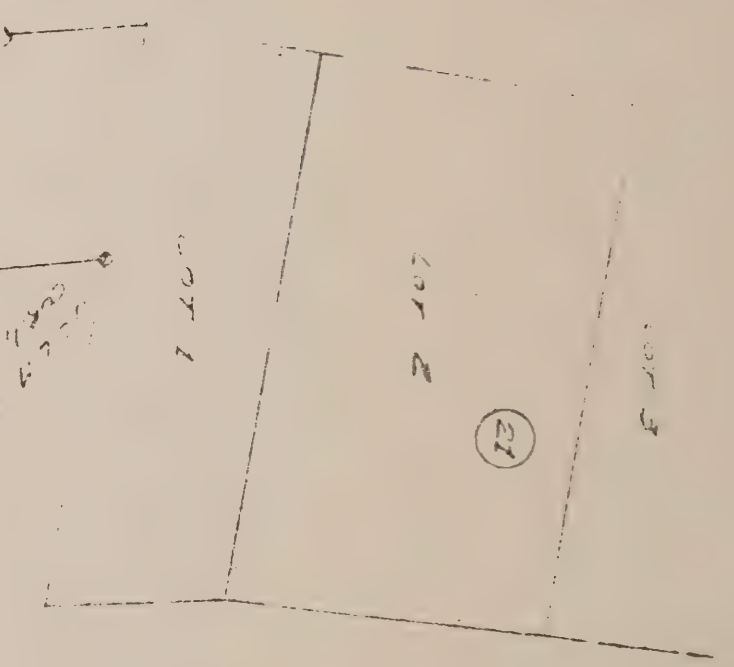
WITNESS my hand and official seal the day and year in this certificate first above written.

Lucie H. Tribus
Notary Public for the State of New York, County of Manhattan.
Residing at 38 Durston Rd. S.I. N.Y.
My commission expires: _____


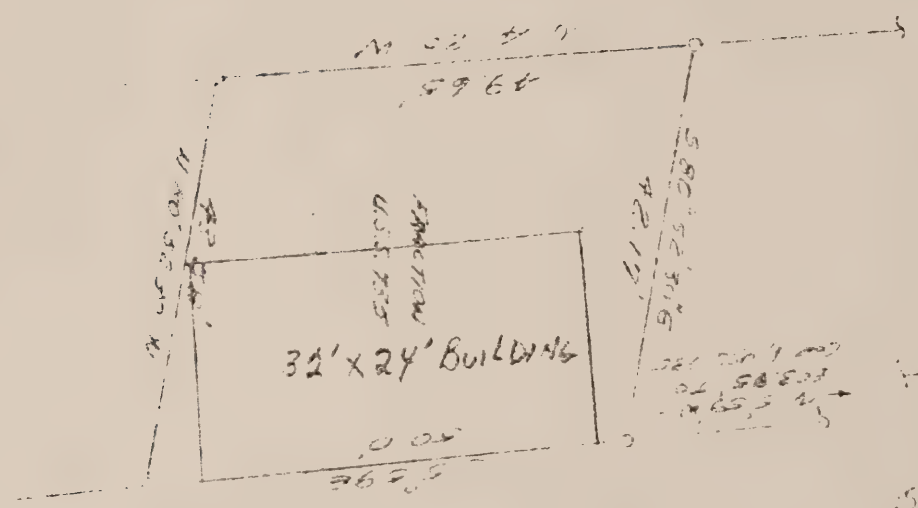
St. John

HINES TOWN, TB.

RESISTANCE MOVEMENT



FRONT STREET



1500 GAL TANKS
FUEL OIL AND
GASOLINE

LETTER OF
HARRY DUNN JR.
TO JAMES ALLEN
JAN 1960

copy of letter to - Mrs. James Allen

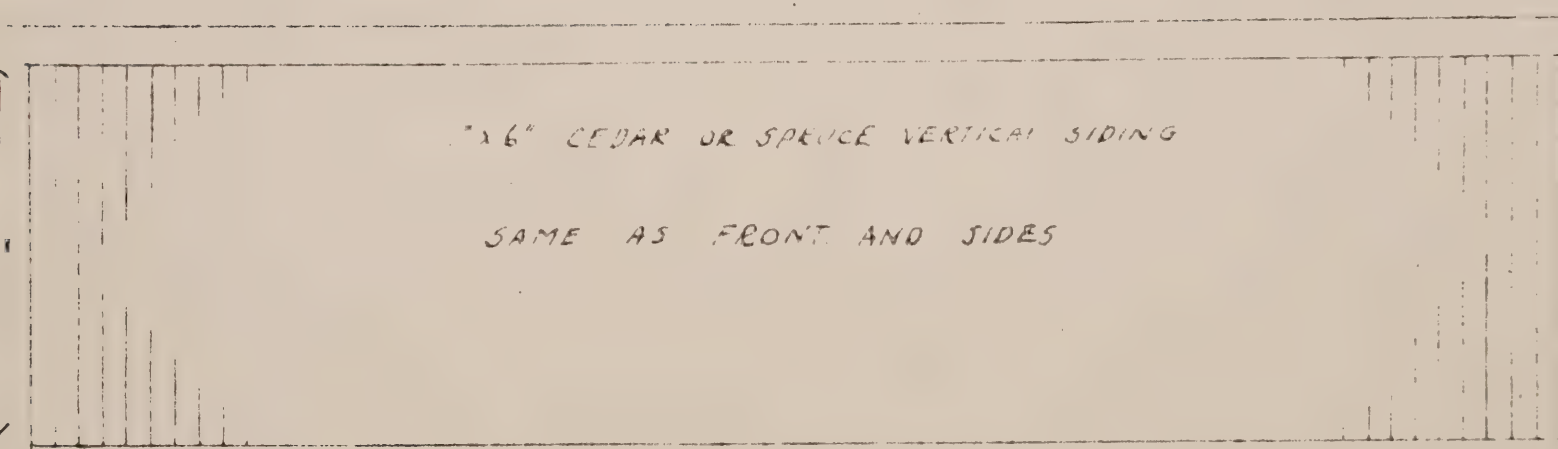
10

3

Ceiling joists

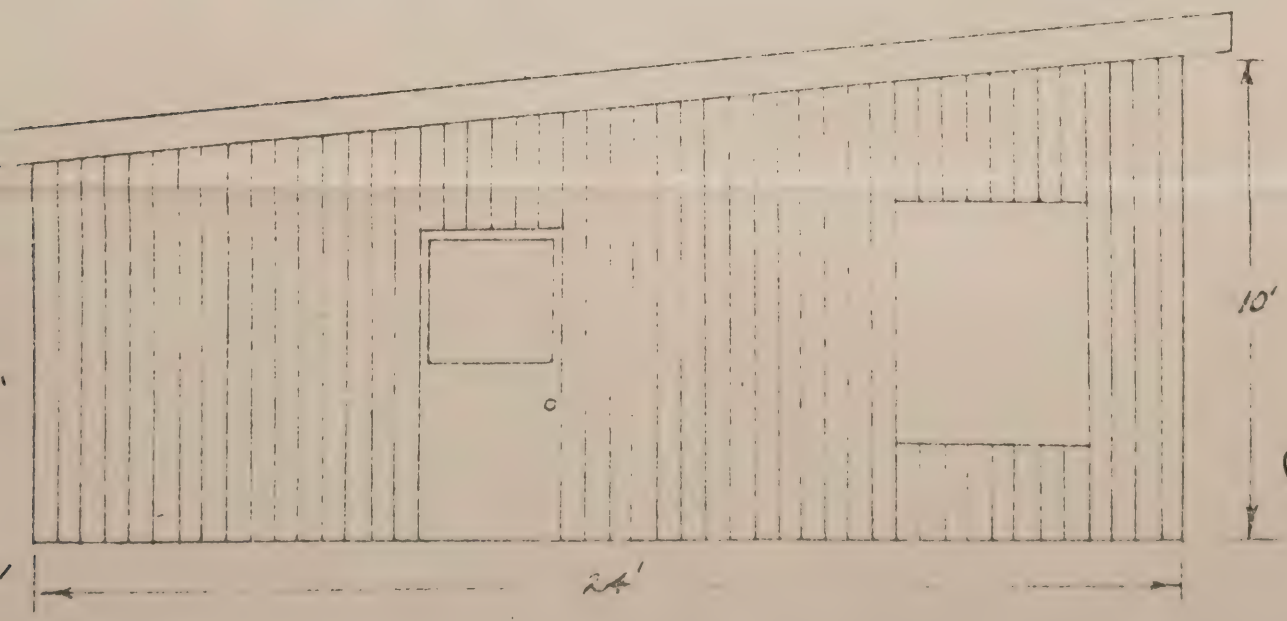


FRONT VIEW



REAR VIEW

PROPOSED SEARCE BUILDING
PRESBYTERIAN MISSION PROPERTY
HAINES, ALASKA



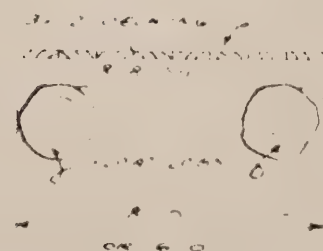
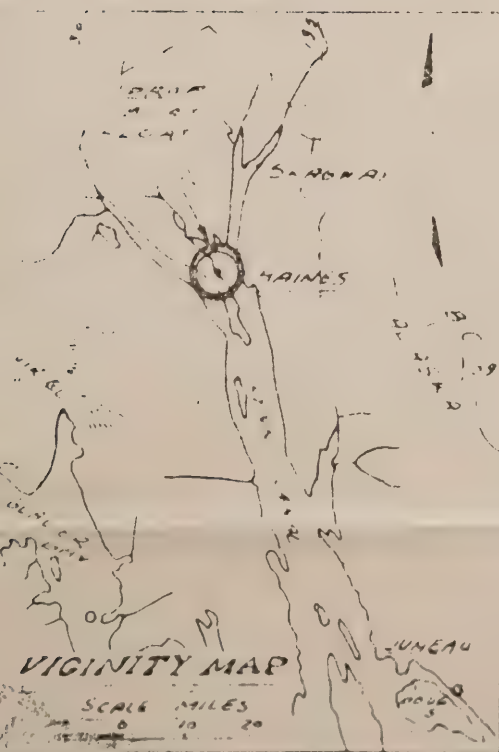
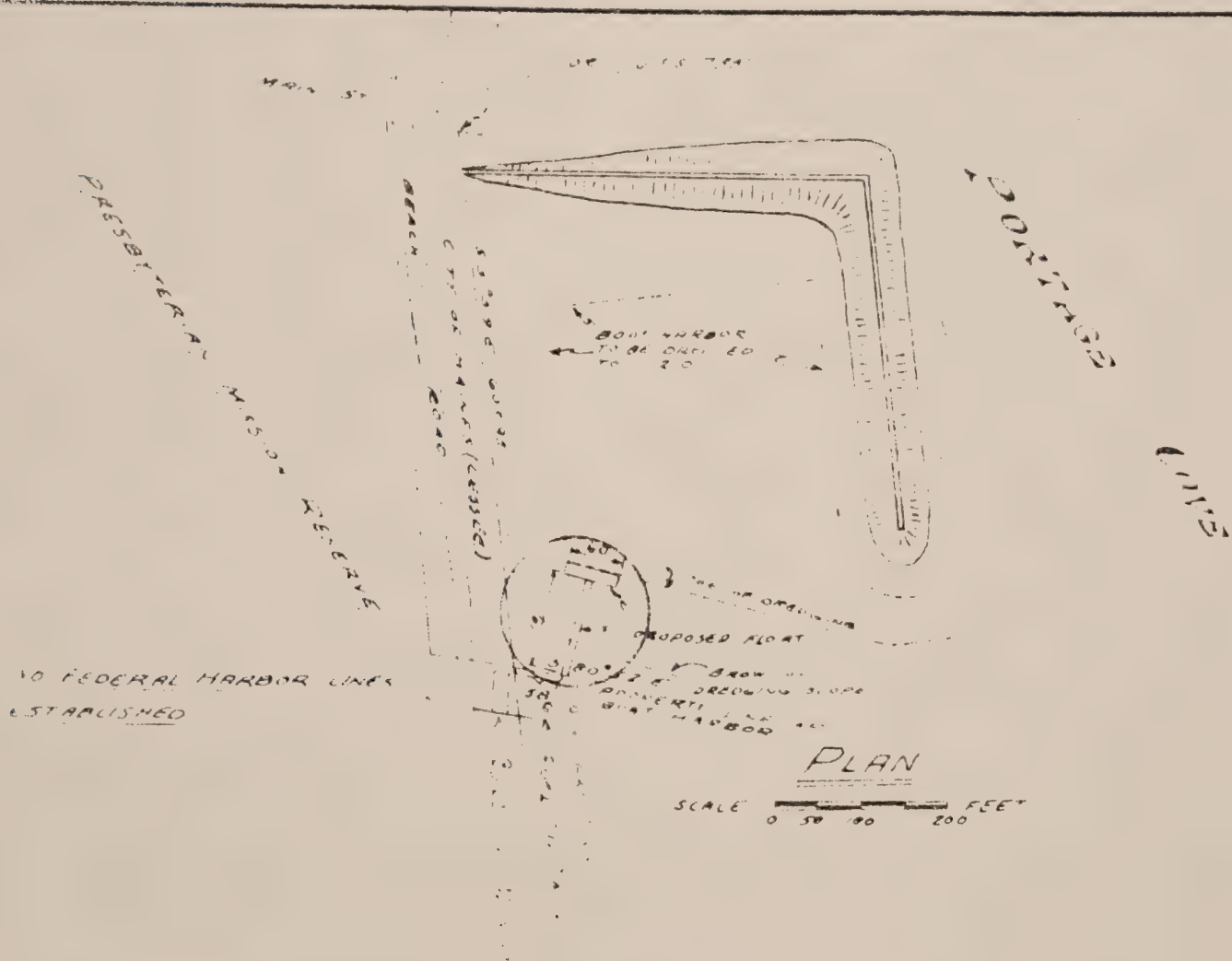
NORTH SIDE VIEW

Exhibit "B"

SCALE 1/4" = 1'
DRAWN BY

NO WINDOWS OR DOORS ON SOUTH SIDE

EXHIBIT C

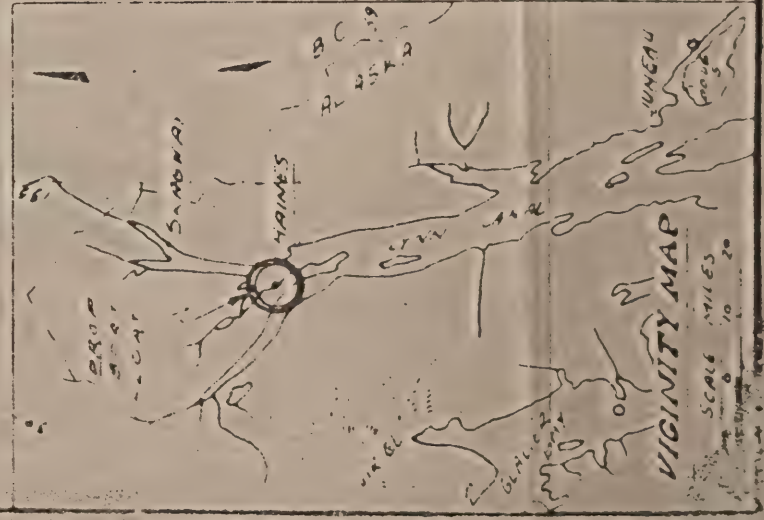
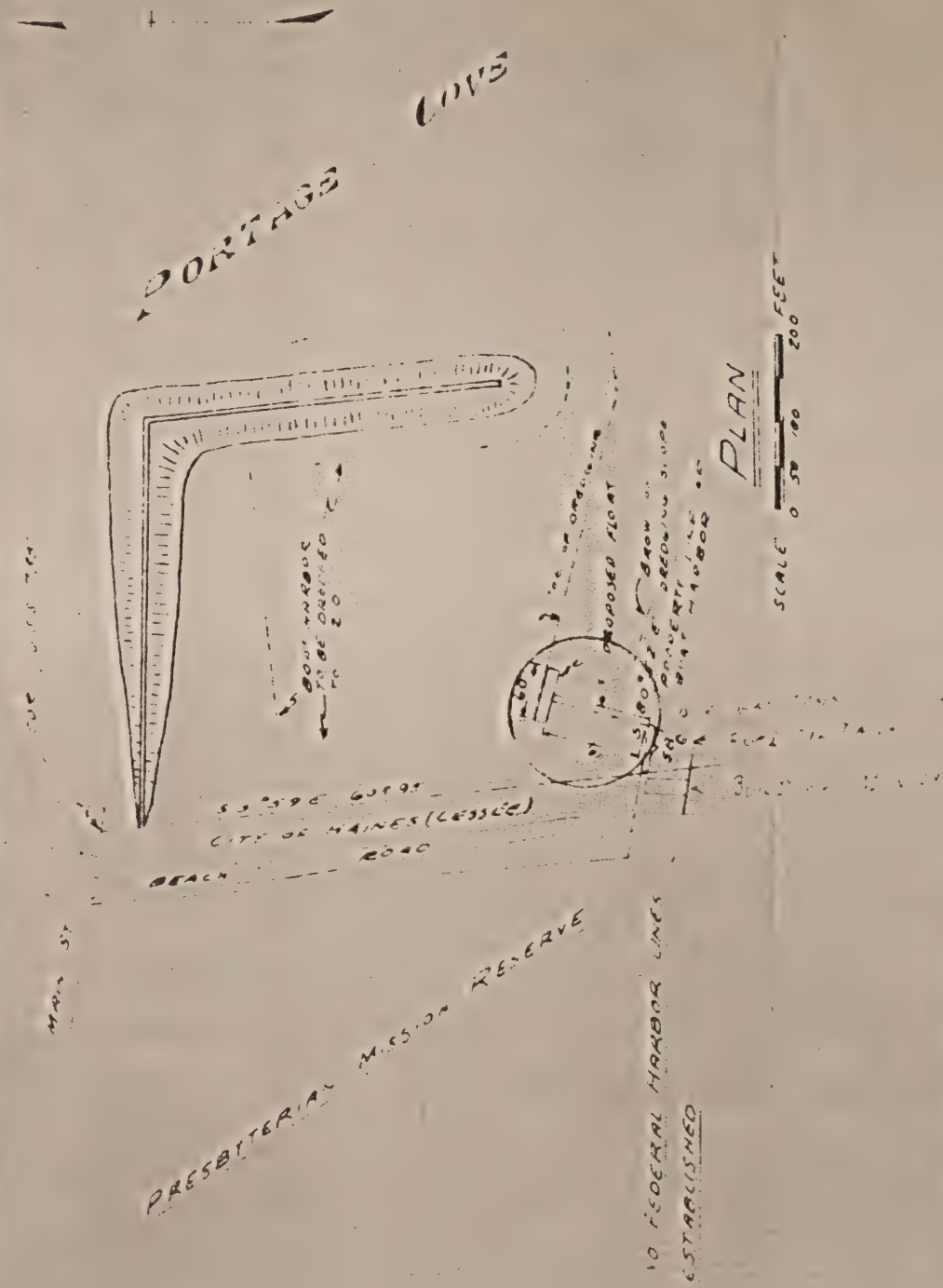


PROPOSED SMALL BOAT FLOAT IN BOAT HARBOR AT HAINES, ALASKA

APPLICATION BY KEN SEARLES
HAINES, ALASKA

DEC 18, 1958 PROD. BY TV OVER L.A., 1958

Exhibit



PROPOSED SMALL BOAT FLOAT
IN BOAT HARBOUR AT HAINES, ALASKA
APPLICATION BY KEN SINGER

Ken Sawyer
Haines, Alaska

Dec 18, 1958. PREP. 3. J. RIVER

JUN 2 1960


INTER-OFFICE CORRESPONDENCE

BOARD OF NATIONAL MISSIONS

TO Miss Katharine E. Gladfelter
FROM Mr. Lucien H. Tribus
RE: Haines House, Haines, Alaska
(Disposal of personal property)

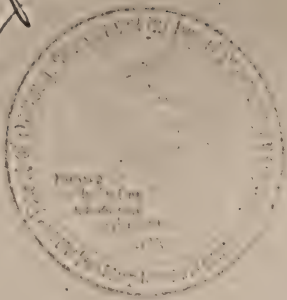
DATE June 1, 1960

I would appreciate it very much if you will advise me of your plans concerning the disposal of the personal property at Haines. I have had a letter from Mr. John Dobler, our agent. He can rent the superintendent's home, the Stoney cottage and the farmer's cottage. We can probably get \$100 per month for the superintendent's home furnished and \$65 or so for the Stoney cottage, and \$55 or so for the farmer's cottage. These figures are estimates on my part as we do not have any concrete offer. However, I am unable to make any decision until I know whether you are going to remove or leave the furniture. There is also some possibility that we may get the Methodist Church interested in the main building.


Lucien H. Tribus
Legal Counsel

LHT:D

This is Giffen
HKS
HKS



BOARD OF NATIONAL EDUCATION

Page 2
HKS

June 1, 1918

BY MAIL, ALASKA
Alaska Telephone Corp.
June 1, 1918

Mr. John B. Dobler
Dobler Insurance Agency
P.O. Box 162
Haines, Alaska

Dear Mr. Dobler:

This will acknowledge receipt of check in the amount of \$4,900 from the Alaska Telephone Corporation in Seattle, Washington. This with the \$100.00 sent previously makes a total of \$5,000. The deed has been attested and is enclosed herewith. I have not sent a bill for your commission for this sale. If you will please, I will see that a check is sent you right away. You are certainly doing a very fine job for us.

I have sent a memorandum to Miss Katharine E. Medfeller, asking what she intends to do with the furnishings of the various buildings and will let you know as soon as I have had word from her.

Do you think it might be possible to interest some child welfare society in the main building? Possibly a State supported organization would be interested. If you do have any recommendations it would be necessary to secure Board action as I would not have the authority to give you a direct answer.

Sincerely yours,

Lucien H. Tribes
Legal Counsel

LHT:ED
cc: Dept. of Education & Medical Work ✓

P.S. We are enclosing documentary stamps in the amount of \$5.50 to be affixed to the Telephone Corp. deed and cancelled.

*Mr. Gussatta
4/10/60*

*Puz
4/10/60*

June 2, 1960

RE: HAINES, ALASKA
(Haines Independent School District)

Mr. John D. Dobler
Dobler Insurance Agency
P.O.Box 162
Haines, Alaska

Dear Mr. Dobler:

Thank you for your letter of May 24, 1960 with reference to the Haines Independent School District.

I have gone into the matter of re-appraising the property of Haines with the chairman of the Board's Real Estate Committee, Mr. Thos. R. Cox, and have been requested by the committee to advise you that we do not see any reason for raising the prices on our Haines property at the present time. It may well be that after a few more sales it might be advisable to have Mr. Felix Toner come in and appraise the remaining property. It is also fairly possible that I may go to Alaska myself and not send Mr. Irvine. At the moment, however, I do not see any immediate need for a visit from anyone from my office.

I think that the Real Estate Committee would be very much interested in the sale to the Haines Independent School District minus Lot 1 of Block 6 which the Women's Club will not release and possibly minus the Eli Phillips parcel. I believe that the committee would seriously consider accepting an offer of \$10,000 on suitable terms. Also the more lots we sell, the more tax income the City of Haines will have.

Sincerely yours,

L.H.T.
Lucien H. Tribus
Legal Counsel

LHT:D

Mr. Glassfelter
90

June 2, 1960

RE: HAINES, ALASKA
(Maps of Presbyterian Mission
Plat & Maps of entire Mission
Properties)

Mr. John D. Dobler
Dobler Insurance Agency
P.O. Box 162
Haines, Alaska

Dear Mr. Dobler:

I enclose herein two copies of the Presbyterian Mission Plat, on one of which the sales to date have been marked. I am sorry that I do not have a survey of the entire property. It probably would be a good idea if we got Mr. Muncaster to make one. Such a survey would show the Presbyterian Mission Plat (dated August 19, 1957) and would also show the rest of the Board's holdings. It may be that Mr. Muncaster has such a survey. I would appreciate your asking him. I know that he is familiar with the boundaries of the entire tract. I believe that this knowledge will become very important at this point in view of the action of the Board closing Haines.

There is no charge for the two copies of the plat. Also, we would be interested in ascertaining from Mr. Muncaster the cost of a survey of the entire holdings of the Board.

Sincerely yours, :

LHT
Lucien H. Tribus
Legal Counsel

LET:D
Enc.

Mr. L. S. Tribus

Katharine E. Gladfelter

Haines House, Haines, Alaska

(Disposal of personal property)

June 6, 1960

We are planning to transfer or sell practically all Haines House equipment.

That which is in good or fair condition will be useful elsewhere and, in any case, items left to be used in a furnished residence would only deteriorate.

The executive's cottage and farmer's cottage should be rented unfurnished. In the case of the small Stoney Cottage, this may be rented furnished after August 15. Missionaries wish to use it up to that time.

Katharine E. Gladfelter

KEO:tc

P.S. May I see a copy of Mr. Dobler's letter of May 12 to which you replied in your letter of May 19?

BURKE RILEY

ATTORNEY AT LAW
HAINES, ALASKA

P. O. Box 2584
Barrow, Alaska
June 2, 1960

Mr. Lucien H. Tribus, Counsel
Board of National Missions of the
United Presbyterian Church in the USA
475 Riverside Drive
New York 27, New York

Dear Luke:

Just a note to assure my interest in the
"gardner's house" at Haines remaining in mind in
the event the Board should plan its disposition.
You were out of the office when last I wrote in
this respect and this is simply a follow-up.

With personal regards, I am

Sincerely,

Burke Riley

Luke

*When "gardner's" liquidated, have you
personal appeal and a number of
centrally like to go to work on
it for presidential purposes.*

(1)

cc to John...

Miss Gassfelter

June 7, 1960

RE: HAINES, ALASKA
("Gardner's house")

Burke Riley, Esq.
P.O. Box 2584
Juneau, Alaska

Dear Burke:

Thank you for your letter of June 2, 1960.
I am glad to know that you are interested in the "gardner's house" and I have forwarded a copy of your letter to our agent in Haines, Mr. John D. Dobler. I have not been instructed by the Board as to whether any of the buildings are for sale and therefore am not in a position as yet to accept any offers.

It was good to hear from you and I am looking forward to seeing you again when next I visit Alaska or when next you get down this way as a Senator or Congressman!

With kind regards, I am

Sincerely yours,

L.H.T.
Lucien H. Tribus
Legal Counsel

LHT:D
cc: Dept. of Education & Medical Work

Geogaster

RE: HAINES, ALASKA
(Gardner's house)

Mr. John D. Dobler
Dobler Insurance Agency
P.O.Box 162
Haines, Alaska

Dear Mr. Dobler:

Enclosed is copy of letter dated June 2, 1960 from Burke Riley indicating his interest in purchasing the "gardner's house" at Haines. Please keep Mr. Riley's name among those you have listed as being interested in this property.

Sincerely yours,

Lucien H. Tribus
Legal Counsel

LHT: D
Enc.

cc: Dept. of Education & Medical Work ✓

1

Prob. J

Mr. Lucien H. Tribus
Katherine E. Gladfelter
Haines House, Haines, Alaska
(Gardner's House)

P. 10
H. M.

June 10, 1960
Dict'd 6/8/60

I have just seen the copy of your memo of June 8 to Burke Riley about the "gardner's house" at Haines, and am glad that you wrote that you are not yet in a position to accept any offers for any of the buildings at Haines House.

I do hope that there will be discussion with the Department before any of these are placed on the market, since I feel strongly that we should not move hastily in view of the Board's continued study of services to children in Alaska. It seems to me that we should determine what the future program is to be before we let go of our buildings in Haines. The situation in Haines is different from that where we have closed other work where services of any type in the area were definitely discontinued.

KMG:md
Dictated by Miss Gladfelter
but signed in her absence

ccs: Dr. Neigh
Dr. Sharp
Mr. Locke
Dr. Stewart

JUL 11 1960

WJ
X
July 5, 1960

Mr. Lucien Tribus
Board of National Missions
United Presbyterian Church in the USA
475 Riverside Drive
New York 27, New York

Dear Mr. Tribus: Re: Maps, etc.

I assume that your office has copies or the originals of all the maps, building blue prints, etc., that we have in our Haines House file. I therefore turned these over to Mr. Muncaster and Mr. Dobler.

Very sincerely yours,

William D. Wiley, Director

WDM:ec

CC: Miss Gladfelter ✓

JUL 18 1960



BOARD OF NATIONAL MISSIONS

OF THE UNITED PRESBYTERIAN CHURCH IN THE UNITED STATES OF AMERICA

DEPARTMENT OF WORK IN ALASKA

THE REV. J. EARL JACKMAN, D.D.,
SECRETARY
475 RIVERSIDE DR., NEW YORK 27, N.Y.

THE REV. W. M. PRITCHARD, JR.
ASSISTANT SECRETARY
Box 2539, JUNEAU, ALASKA

July 12, 1960

Dear Miss Gladfelter,

On July 11th. I was called to meet with several men from the BIA here in Juneau. There was present a Mr. Wing Pratt, from Washington, also with the BIA.

Some of the citizens of Haines had requested thru Washington that the BIA start a boarding school in Haines, and it was suggested that they might be interested in our property.

Mr. Pratt was interested in the reasons we closed Haines House. I shared with him the releases from your office. I also gave him your name and told him that you could supply him with any other information he might need.

He was aware that the Fire Marshall or inspector had given us only a short time to make changes in the buildings.

Was glad to have seen you in Spokane and trust you will have a fine summer.

Cordially,

Bail

Ed. & Mel.
This cover
10

BOARD OF NATIONAL MISSIONS

July 12, 1960

RE: HAINES, ALASKA

(Lease of Superintendent's House)

copy of house
second

Mr. John D. Dobler
Dobler Insurance Agency
Box 162
Haines, Alaska

Dear Mr. Dobler:

We will be happy to rent the Superintendent's house for the sum of \$130.00 per month on a month to month basis and I attach hereto a lease agreement in duplicate to be signed by Mrs. Layton Bennett, both copies of which are to be returned to this office for execution by our Board. We will then send you a copy of the lease signed by both parties which you will turn over to Mrs. Bennett.

We do not understand how to apply your check of July 1, 1960 in the amount of \$69.30 if the rent is to be \$130. You will recall on your check you have listed -

Rent & Water	\$80.00
Less Water	3.00
Less Comm.	7.70
Balance	\$69.30

I have no objection to Mrs. Bennett's moving into the house as soon as it is vacant and I am notifying the Department of Education and Medical Work that she is the new tenant. If you have any objections to the terms which I have set forth in the lease, do not hesitate to let me know.

Incidentally, I have written a long letter to Carl Heinmiller about the transfer of the church property. Somehow you got the impression that I was trying to sell the church to the church. Nothing could be farther from the truth. For this reason I am enclosing a copy of my letter to Carl so that you will understand.

With kind personal regards, I am

Sincerely yours,

Lucien H. Tribus
Legal Counsel

LHT:D
Enc.

all

DEPARTMENTAL CORRESPONDENCE
Department of Educational and Medical Work
Board of National Missions

TO:

DATE:

FROM:

STATION:

SUBJECT:

12
Mr. Lucien H. Tribus
Katharine E. Gladfelter
Haines House Property

8-2
11-
July 14, 1960

It has just occurred to me that, since it may be a little time before we receive the Minutes of the meeting of the Board's Special Committee on Alaska the end of June it might be well to let you know that the Committee is requesting that no disposition be made of the Haines House property until the Committee's report has been set up and considered by the Board.

I am sure that nothing is pending with respect to the sale of the buildings at the moment, but thought, in any case, that it would be well to let you know of this action.

By the way, Dr. Jackman told me the other day that the Bureau of Indian Affairs is showing some interest in leasing the property to use as a hostel for children from communities without school facilities who would be brought in to attend the Haines public school. I believe that Mr. Pritchard is writing about this, so suggest that which ever one of us receives the communication consult the other.

KESmd
cc: Dr. Sharp

July 22, 1960

Re: Haines H. Profs.

My dear Mr. Pritchard:

Thank you for your letter of July 12 telling us of the meeting the preceding day with several men from the BIA relative to the request from some of the citizens in Haines that the BIA start a boarding school there.

Since you gave Mr. Wing Pratt of Washington, who was a member of the group, my name and told him we could supply him with any information he might need, we will simply await a contact from him. If he does not write, then we will take for granted that it is the thinking of the BIA group that the Haines House property would not be suitable for the proposed project. I am assuming that what the Haines citizens had in mind was setting up a hostel where the children could board and attend the public school since this arrangement would enable the public school to keep its enrollment sufficiently high enough so as not to lose any teachers.

Very sincerely yours,

Katharine E. Gladfelter
Secretary, Department of
Educational and Medical Work

The Reverend W. M. Pritchard, Jr.
Assistant Secretary, Dept. of Work in Alaska
Board of National Missions
Box 2539
Juneau, Alaska

KEG:tc

Confirmed Copy

THIS AGREEMENT dated the 22 day of July, 1960, between the BOARD OF NATIONAL MISSIONS OF THE UNITED PRESBYTERIAN CHURCH IN THE UNITED STATES OF AMERICA, with its office and principal place of business located at 475 Riverside Drive, City, County and State of New York, hereinafter called the Lessor, and MRS. LAYTON BENNETT of Haines, Alaska, hereinafter known as the Tenant,

WITNESSETH, that the said Lessor does by these presents lease and demise unto the said Tenant the building known as the Superintendent's House on a month to month basis beginning July 13, 1960, at a rental of \$130.00 per month payable to D. Allan Locke, Treasurer of the Board of National Missions of The United Presbyterian Church in the United States of America, and subject to the conditions and provisions following:

That the Tenant shall pay for heat and utilities and will be responsible for all repairs with the exception of repairs to the roof, heating system and exterior walls;

That the Tenant covenants that she will hold the Lessor harmless against all claims, damages or causes of action for damages arising out of her tenancy during the term of this lease, and will indemnify the Lessor against all such suits, orders, decrees and judgments entered therein brought on account of injury to persons or property, or loss of life, sustained by her use or occupancy of the demised premises.

This lease may be terminated by either the Lessor or the Tenant upon the mailing of 30 days written notice, deposited in a Post Office box maintained by the Government of the United States, correctly addressed to either party.

The Tenant shall not assign this lease or sublet the said premises.

Witness:

/ Daniel L. Black

BOARD OF NATIONAL MISSIONS OF THE
UNITED PRESBYTERIAN CHURCH IN THE
UNITED STATES OF AMERICA, Lessor
By / Gertrude Seubold
Gertrude Seubold, Assistant
Treasurer

/ John L. Dobler

/ Mrs. Layton Bennett
MRS. LAYTON BENNETT, Tenant

10

69.30

Box 162
Haines, Alaska

X^o. Farewell

Rent & Water	\$80.00
Less Water	3.00
Less Comm.	7.70
Balance	69.30

(Occupancy will be short)

JUL 27 1960

mp
HH

Ed. Med.
his comment
HC
15

Box 162
Haines, Alaska

for July 1960 on Superintendent's Cottage (also known as
(Cottage) as per lease dated July 22, 1960 with Mrs. Layton

L.B. Krenius

cu

Prp
H H
AUG 2 1960

W
August 1, 1960

69.30

John D. Dobler
Dobler Insurance Agency

Box 162
Haines, Alaska

RE: HAINES, ALASKA

August 1960 Rent covering occupancy of Farmer's Cottage by Benedict Schneider
(Not covered by a lease)

(Prev. Ck. to Treas. 7/26/60)

In absence of/or for
E. H. Tribus

by *L. K. Leemis*
re Treasury and/or Bldg. Aid

8/1/60

Miss Correal:

There is no lease agmt. here as Mr. Dobler feels the tenant will occupy the Farmer's Cottage for only a short time. Mr. Benedict commenced occupancy July 1960 so that this is the second pmt. received thus far. The consideration is \$80 per month, the above figure being derived as follows:

Rent & Water	\$80.00
Less Water	3.00
Less. comm.	7.70
Balance	69.30

L. K. Leemis

CU

BP
H
Mr. Tribus
Miss Gladfelter
Haines Property
Haines, Alaska

PM
H
December 27, 1960

In going through my files, I came across the attached pictures of Haines, both of which contain good views of our property there.

I thought that you might wish these for your permanent files.

Katharine E. Gladfelter

KEG:tc
Att.